



THE
A-TEAM

**RE/MAX
FIRST**

200 COPPERPOND Parade, Calgary T2Z 0L2

MLS®#: **A2195361**

Area: **Copperfield**

Listing Date: **02/26/25**

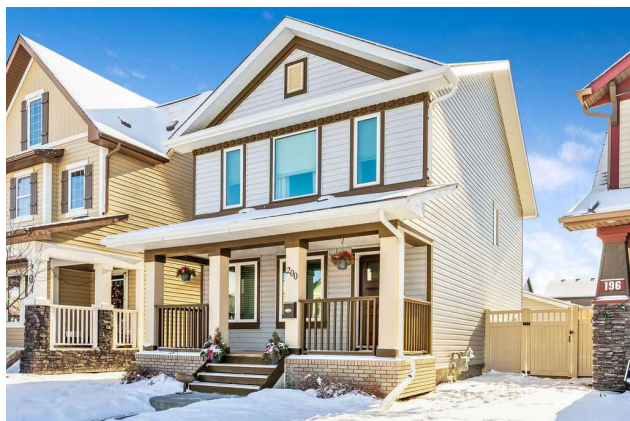
List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **3,519 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,454**
Low Sqft:
Ttl Sqft: **1,454**

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat:

**Back Lane,Landscaped,Level,Pie Shaped Lot,Underground Sprinklers
Double Garage Detached,Heated Garage,Oversized,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 6`3"	Living Room	Main	11`11" x 15`7"
Kitchen	Main	8`6" x 13`0"	Dining Room	Main	7`10" x 10`9"
Bedroom - Primary	Upper	12`11" x 12`11"	Bedroom	Upper	9`4" x 12`3"
Bedroom	Upper	9`3" x 12`3"	Laundry	Upper	3`3" x 3`11"
2pc Bathroom	Main	4`11" x 5`0"	4pc Bathroom	Upper	4`11" x 7`11"
4pc Ensuite bath	Upper	5`8" x 8`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1411498

Remarks

Pub Rmks:

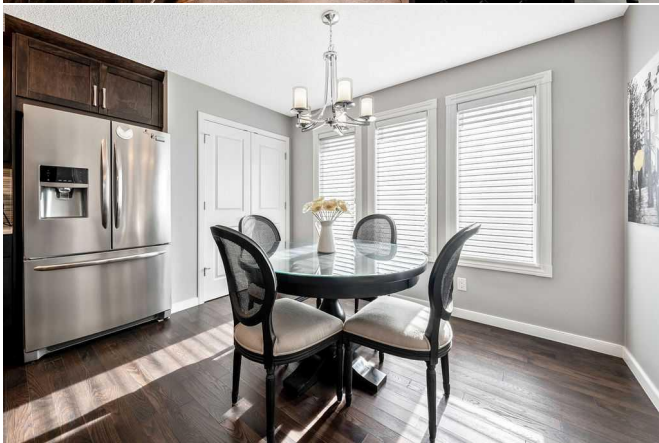
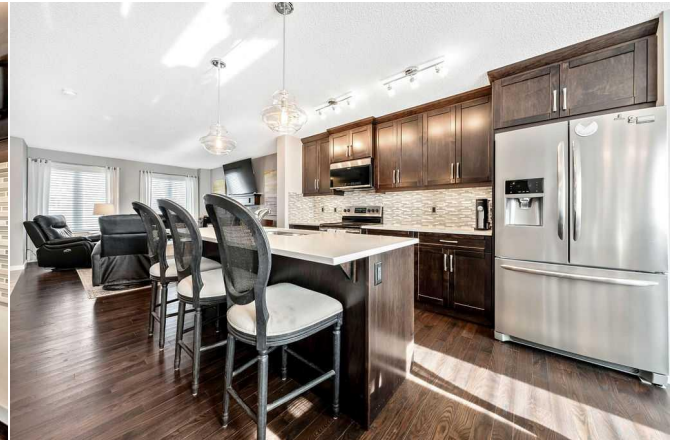
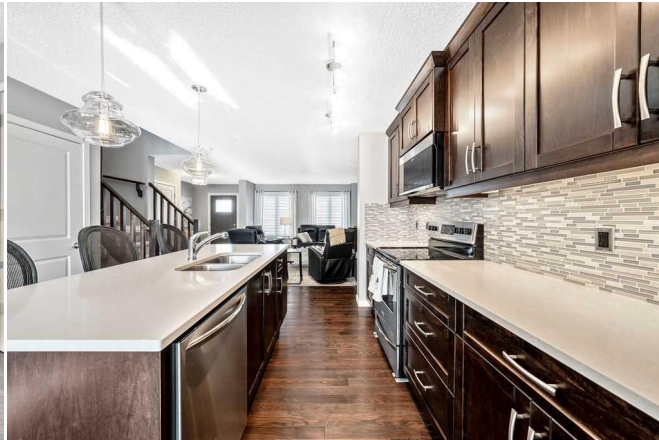
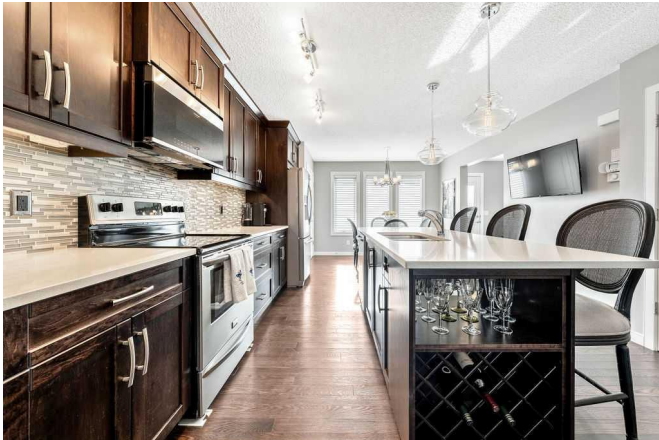
Lovingly maintained by its original owners, this meticulously cared-for home was thoughtfully upgraded at the time of construction, offering timeless style and modern convenience. Featuring 3 bedrooms and 2.5 baths, this home blends comfort (hello Air Conditioning), with functionality. The main level boasts an inviting open-concept layout with upgraded lighting, stunning maple railings, and a cozy gas fireplace. The gourmet kitchen features upgraded stone countertops, a stainless steel appliance package, under-cabinet lighting, crown moulding and ample storage, making it a dream for home chefs. Upstairs, the primary retreat offers a walk-in closet and a private ensuite with a full tile surround. Two additional bedrooms, an upper-level laundry, and a well-appointed main bath complete the level. Recent upgrades include energy efficient triple-pane windows (2022) on the main and upper level, new exterior doors and new shingles (2021) on both the house and garage. Outside, enjoy the sunny south-facing backyard, perfect for entertaining with a composite deck, stamped concrete, built-in lighting, a gas fire pit, a fountain feature, underground sprinkler system, and a retractable awning with a wind sensor. The oversized (22 x 20) HEATED double garage is future EV-friendly, featuring a 60-amp panel, 220V plug, extra outlets, PLUS two additional concrete pads for parking or storage. Located on a quiet street with a paved back lane and close to parks, schools, and amenities, this home is truly a standout. Don't miss your chance, schedule your showing today!

Inclusions:
Property Listed By:

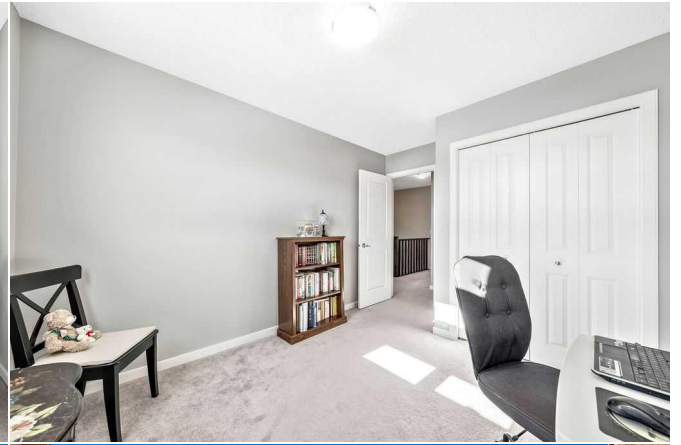
**Storage Shed, Outdoor Gas Fire Pit, Retractable Awning, Outside Water Fountain, Beer Fridge Downstairs, TV Wall Mounts, Electric Heater in the garage
CIR Realty**

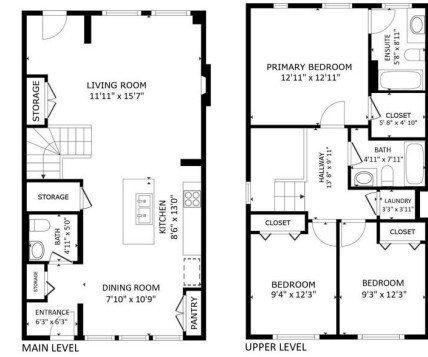
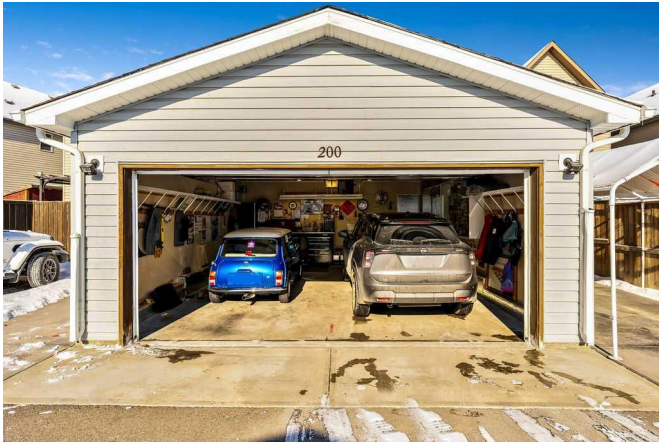
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











GROSS AREA 200 Copperpond Parade SE - Calgary
 MAIN LEVEL: 720 SqFt, UPPER LEVEL: 734.9 SqFt
 TOTAL: 1454.9 SqFt

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.